



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
June 26, 2006
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

Meeting called to order.

- 1. Training** – Overview of General Plan: Industrial Areas and Industrial to Residential Areas
(45 minutes)
- 2. Public Comment on Study Session Agenda Items** (5 minutes)
- 3. Comments from the Chair** (5 minutes)

Meeting adjourned at 7:55 p.m.

8:00 PM - Public Hearing – Council Chambers

The Planning Commission met in regular session with Chair Hungerford presiding.

ROLL CALL

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner David Simons; Commissioner Larry Klein; and Commissioner Brandon Sulser

Members Absent: None

Staff Present: Trudi Ryan, Planning Officer; Andrew Miner, Principal Planner; Kathryn Berry, Senior Assistant City Attorney; Kelly Diekmann, Associate Planner; and Debbie Gorman, Recording Secretary

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS - None

CITIZENS TO BE HEARD - None

APPROVAL OF MINUTES of June 12, 2006.

ACTION: Comm. Simons made a motion to approve the minutes of the Planning Commission meeting of June 12, 2006. Vice Chair Fussell seconded. Motion carried unanimously, 6-0.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2006-0456** – Application for a Design Review on a 5,400 square foot site to allow a second story addition to an existing second-story home for a total of 2,593 square feet resulting in a 48% Floor Area Ratio where up to 45% may be allowed without Planning Commission review. The property is located at **484 East Evelyn Avenue** (near E Washington Ave.) in an R-2 (Low Medium Density Residential) Zoning District. (APN: 209-04-025) JM (**Application withdrawn.**)

Trudi Ryan, Planning Officer, said the application for this item has been withdrawn and no action is required on this item.

2. **2006-0447 – Metro PCS** [Applicant] **Sunnyvale Office Park LP** [Owner]: Application for a Special Development Permit to extend the *existing 81-foot tall monopole nine feet to allow the co-location of a fourth carrier* with ancillary equipment on the ground within an existing fenced area. The property is located at **1184 North Mathilda Avenue** (near Lockheed Wy.) in an MP-TOD (Moffett Park Transit Oriented Development) Zoning District. (Negative Declaration) (APN: 110-25-042) AM (**Applicant requests indefinite continuance.**)

ACTION: Comm. Klein made a motion on 2006-0447 to continue this item indefinitely. Comm. Sulser seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is continued indefinitely.

3. **2005-1097 – Cingular Wireless** [Applicant] **City of Sunnyvale** [Owner]: Application for a Use Permit on a 9.6 acre site to allow a wireless antenna on a playing field light standard at the same height and to rebuild the snack stand to incorporate ancillary equipment. The property is located at **834 Lakechime Drive** (Lakewood Park) in a P-F (Public Facility) Zoning District. (Negative Declaration) (APN: 110-24-038) AM

ACTION: Comm. Klein made a motion on 2005-1097 to approve the Use Permit with modified conditions: to modify COA 1.L to update the location of the sign to be mounted on the door of the snack shack; to add a COA 1.X for the applicant to “Work with local leagues and staff to coordinate the construction schedule to allow operation of the snack shack during all periods of construction in relationship to the league games”; to add a COA 1.Y for the applicant to “Work with local league and staff for the location of doors, the type of doors and windows, and the size of windows in the snack shack”; to add a COA 1.Z for the applicant to “Work with the Park and Recreation staff to provide interior snack shack amenities similar to the prior snack shack as appropriate”; to add a COA 3.E for the applicant to provide a tree protection plan prior to the issuance of the Use Permit and an approved tree protection plan to be submitted to City staff; and to modify COA 1.T that the light pole would be restricted to one user, one set of antenna. Comm. Simons seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is appealable to City Council no later than July 11, 2006.

4. **2006-0307 – Eileen Griffin** [Applicant] **Mary Avenue Retail LP** [Owner]: Application for a Special Development Permit on a two-acre site to allow approximately 2,300 square feet of additional restaurant area within an existing shopping center. The property is located at **415 North Mary Avenue** (near Corte Madera Ave.) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District. (APN: 165-32-009) KD

ACTION: Vice Chair Fussell made a motion on 2006-0307 to continue the item to August 28, 2006. Comm. Sulser seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is continued to August 28, 2006

5. 2006-0496 – Standard Pacific Homes [Applicant] Berg & Berg Developers LP [Owners]: Application for related proposals on a 2.3 acre site located at **1170 Morse Avenue** (near Tasman Dr.) in an M-S/ITR/R-3 (Industrial & Service/ Industrial to Residential/ Medium Density Residential) Zoning District. (APN: 110-14-098) KD;

- **Special Development Permit** to allow 48 condominiums, and
- **Tentative Map** to subdivide one lot into 13 lots for condominium purposes.

ACTION: Comm. Sulser made a motion on 2006-0496 to approve the Special Development Permit and Tentative Map with modified conditions: to modify Condition of Approval (COA) 1.E.b to read “Maximum height of three stories and 38 feet and up to 42.5 feet for the tower element”; to modify COA 6.B that the “Window air conditioning units shall not be permitted except as permitted under COA 4.H.9”; to modify COA 5.C eliminating the wording “24-foot”; to add COA 11.F that the applicant review opportunities to provide a two-foot turnout notch at the end of the drive aisles to allow for easier maneuvering of cars; to modify COA 8.B by removing the wording “The Director of Community Development at his sole discretion may grant a deviation of 5%”; and to add a new COA 8.R that “Of the new trees installed, all shall be large species native trees as appropriate for their placement on the site.” Comm. Simons seconded. Motion carried unanimously, 5-1, Comm. Simons dissenting.

APPEAL OPTIONS: This item is appealable to City Council no later than July 11, 2006.

NON-AGENDA ITEMS AND COMMENTS

- **COMMISSIONERS ORAL COMMENTS**

Chair Hungerford confirmed with Vice Chair Fussell that this would be his final Planning Commission meeting as a Commissioner. He expressed on behalf of the entire Commission, their appreciation for his contributions, by consistently providing good questions and insight and thanked him for the time he has spent and the many contributions made. Vice Chair Fussell said it has been a pleasure to serve on this Commission and to work with the City staff. The Commissioners presented Vice Chair Fussell with a plaque of appreciation along with a heart-felt thank you for his contributions to the City and to the Commission. Vice Chair Fussell said thank you to everyone.

- **STAFF ORAL COMMENTS**

City Council Meeting Report

Trudi Ryan, Planning Officer, said there have been several Council meetings since the last Planning Commission meeting. She said regrettably we would be losing Vice Chair Fussell, but that the City Council appointed two new Planning Commissioners on June 13, 2006, Harriet Rowe and Darab Ghaffary and reappointed Commissioner Larry Klein to a second term. She said the two new

Commissioners would begin their roles as Commissioners at the July 10, 2006 Planning Commission meeting. She said at the June 13, 2006 Council meeting the Council also appointed a new Heritage Preservation Commissioner, also with the last name of Fussell and that Sunnyvale is pleased with these kinds of commitments from families in Sunnyvale. She said also, at the June 13th meeting a steady state work plan prepared by Director of Community Development was presented to the Council and that she would make sure the Planning Commissioners get copies of the report. Ms. Ryan said at the June 20, 2006 Council meeting the City budget, including the Planning budget was approved by the Council. She said the recommendations regarding the Planning Commission budget were provided to the Council including the consideration for adequate funding for training. Ms. Ryan assured the Commission that she would be working with the Commission this year for multiple opportunities for training including the annual training provided by the California League of Cities. Ms. Ryan said there were no Planning items discussed at the June 27, 2006 Council meeting.

Ms. Ryan said there are two items that were heard by the Planning Commission that are scheduled to be considered at the July 18, 2006 Council meeting. She said both items are appeals of Planning Commission decisions: a request for a side-yard setback variance on a site located at 734 Ashbourne Drive, appealed by the applicant; and an appeal of a Use Permit for a long-term care and daycare for cats and dogs located at 180 North Wolfe Road, appealed by an adjacent tenant.

Other Staff Oral Report

Ms. Ryan expressed on behalf of staff, her thanks to Vice Chair Fussell for his service on the Planning Commission.

INFORMATION ONLY ITEMS

Comm. Simons commented that the "Dinner at the Dump" event was successful with approximately 600 in attendance and thanked everyone who attended the dinner for their support.

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer